

**LAND USE BOARD
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)**

Information on Subject Property:

1. Property address: 27 1/2 Pacific Ave, REAR, Bradley Beach NJ 07720

Block(s) 81 Lot(s) 4 Zone: R-1

2. Does the Applicant own adjoining property? YES NO

If answer to foregoing is yes, describe location and size of adjoining property: _____

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

The existing lot is nonconforming in size and the garage apartment is nonconforming due to setbacks, exterior staircase, exterior porch, size of apt. (600 s.f. permitted) and number of bedrooms (1 permitted). It will be necessary to obtain the following approvals from the Bradley Beach Land Use Board:

a use 'd' variance for the expansion of a nonconforming use,
bulk 'c' variances for expansion of a nonconforming accessory structure, sideyard and rear yard setbacks of garage apt (5' required), eave height of garage apt (12' permitted, 15 1/2' proposed, maximum impervious coverage (60% permitted, 64.6% exists). The laundry area is considered living space and is not permitted in the garage. A variance will be required. New proposed building and impervious coverage calculations should be submitted for review. Upon review by the Board Engineer, additional variances may be required.

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

Setbacks, exterior staircase, exterior porch: Pre-existing conditions which were present prior to the purchase of the home. These conditions cannot change without substantial modifications, which are not possible for the owner.

Size of Apt, Number of Bedrooms, Laundry Area: Pre-existing conditions prior to the purchase of the home. This proposal does not effect living area and no changes are planned to the interior of the apartment structure. It is an exterior, cosmetic project.

Impervious Coverage 64.6%: Pre-existing conditions. This project will not change the impervious coverage. The addition of gutters will improve drainage.

Eave Height of Garage: Eave height of 15'6" is existing and the same as proposed. Total building height 24' (max of 25' allowed)

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

N/A

Contact Information:

6. Name of applicant: Robert Galos

Mailing address: 27 1/2 Pacific Ave, Bradley Beach NJ 07720

Phone # [REDACTED] Fax # _____ Cell # _____

E-mail address: [REDACTED]

14. Name of applicant's Architect (if applicable): Paul Lawrence, RA

Mailing Address: 1600 Hwy 71, Suite 3, Belmar NJ 07719

Phone # 732-292-4755 Fax # _____ Cell # _____

E-mail address: PL@ihousearchitecture.com

15. Name of applicant's Other Professional (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

17. Are any extensions of municipal facilities or utilities involved with this application? Y N

If answer is YES, describe: _____

18. Are drainage ditches, streams, or other water courses involved with this application? Y N

If answer is YES, describe: _____

19. Has there been any previous applications before the Planning/Zoning Board/Land Use Board involving these premises? Yes No Unknown

If so, when: _____

Result of decision: _____ (attach copy of prior Resolution)

20. Has a Zoning denial been received as part of this application? YES NO If yes, please attach.

21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: YES NO

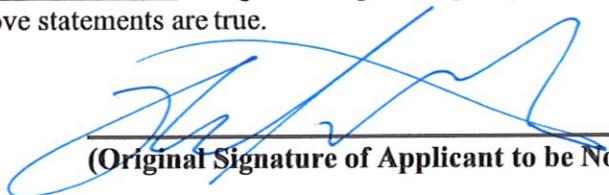
22. Are any easements or special covenants by deed involved with this application?

YES (If yes, attach copy) NO

AFFIDAVIT OF APPLICATION

State of New Jersey :
 : ss
County of Monmouth :

Robert Galos being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.



(Original Signature of Applicant to be Notarized)

Robert Galos
(Print Name of Applicant)

Sworn and subscribed before me this
_____ day of _____, 20____

[NOTARY SEAL]

Signature of Notary Public

OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER

[Original signatures only – copies will not be accepted]

IN THE MATTER BEFORE THE LAND USE BOARD

IN THE BOROUGH OF BRADLEY BEACH, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, Robert Galos, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

27 1/2 Pacific Ave, Bradley Beach, NJ 07720 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

“I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) 81 LOT(S) 4

ALSO KNOWN AS 27 1/2 Pacific Ave, REAR, Bradley Beach NJ 07720,
(Insert physical address of the subject property)

I/WE AUTHORIZE Cassidy-Rae Viola (Cassidy-Rae Galos on 12/21/2023)
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE LAND USE BOARD OF THE BOROUGH OF BRADLEY BEACH FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE LAND USE BOARD ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPLICATION/APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).


(Original Signature of Owner to be Notarized)

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this
_____ day of _____, 20____

[NOTARY SEAL]

Signature of Notary Public

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach Land Use Board, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 12/11/2023



Signature of Property Owner

BY APPOINTMENT

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Board.

The amount of the Escrow Deposit will be determined by the Borough of Bradley Beach Ordinance Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements. Please see attached for details.

Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of the Borough of Bradley Beach's Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

Name of Applicant: Robert Galos

[please print]

Property Address: 27 1/2 Pacific Ave, REAR, Bradley Beach, NJ 07720 Block 81 Lot 4

Applicant's Name: Robert Galos

[Print Name] 
[Signature of Applicant]

Owner's Name: Robert Galos

[Print Name] [Signature of Owner]

Date: 12/11/2023